

RESOLUTION
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
SUB-PLAN AMENDMENT NO. 96-044-(5)

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for the adoption of amendments to county general plans; and

WHEREAS, the Board of Supervisors of the County of Los Angeles has conducted a public hearing in the matter of Sub-Plan Amendment Case No. 96-044-(5) on May 27, 2003, July 22, 2003, and October 28, 2003; and

WHEREAS, the Board of Supervisors, having considered the recommendations of the Regional Planning Commission, finds as follows:

1. The applicant has requested an amendment to the Countywide General Plan to change the land use classification of 161.9 acres on the land use policy map from Non-Urban (R) to Low Density Residential (1) and an amendment to the Santa Clarita Valley Area Plan land use policy map to change the land use classification of said 161.9 acres from Non-Urban (N-2) and Hillside Management (HM) to Urban 1 (U1).
2. The sub-plan amendment request was heard concurrently with Zone Change Case No. 96-044-(5), Conditional Use Permit Case No. 96-044-(5), Oak Tree Permit 96-044-(5) and Vesting Tentative Tract Map 48086-(5) at a public hearing before the Regional Planning Commission on October 18, 2000.
3. Zone Change Case No. 96-044-(5) is a related request to adopt changes of zone on approximately 215 acres from A-2-1 to R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000.
4. Conditional Use Permit Case No. 96-044-(5) is a related request to authorize development of the 548.1-acre site as a density controlled development, allowing the clustering of units, and to ensure compliance with design review criteria for development in hillside management areas.
5. Oak Tree Permit Case No. 96-044-(5) is a related request to authorize the removal of four (4) mature oak trees.
6. Vesting Tentative Tract Map 48086-(5) is a related request to subdivide 548.1 acres into 542 single-family residence lots, one (1) fire station lot, one (1) sheriff sub-

station lot, two (2) private park lots and three (3) open space lots.

7. On November 14, 2001, the Regional Planning Commission voted to recommend approval of the sub-plan amendment and zone changes, and to approve the conditional use permit, oak tree permit and vesting tentative tract map subject to approval by the Board of Supervisors of the sub-plan amendment and zone changes.
8. The subject property is an undeveloped 548.1-acre site located north of the Antelope Valley Freeway and Soledad Canyon Road between Shadow Pines Boulevard and Agua Dulce Canyon Road in the Soledad Zoned District.
9. The subject property is currently depicted within the Non-Urban land use classification on the land use policy map of the Countywide General Plan. The Non-Urban land use classification permits residential development at densities ranging from one unit per five acres to a maximum of one unit per acre.
10. The subject property is also currently designated as Non-Urban 2 and Hillside Management on the land use policy map of the Santa Clarita Valley Area Plan. Residential development is permitted in the Non-Urban 2 land use classification at densities ranging from 0.5 to 1 dwelling unit per acre and is subject to specified design review criteria in non-urban hillside areas.
11. The proposed use of the subject property is inconsistent with its current land use designations, which would not allow the proposed residential density of 542 units on 548.1 acres. The requested sub-plan amendment to change the Non-Urban land use designation in the Countywide General Plan to Low Density Residential (1-6 dwelling units per acre) and the N2 and HM land use designations in the Santa Clarita Valley Area Plan to U1 (1.1-3.3 dwelling units per acre) on 161.9 acres of the 548.1 acre project site will authorize a maximum density of 731 dwelling units on the subject property. The requested plan amendment will also allow a density transfer to permit development in the less environmentally sensitive portions of the site.
12. The proposed plan amendment is compatible with the goals and policies of the Santa Clarita Valley Area Plan and the Countywide General Plan in that the proposed development will be located adjacent to existing development and will therefore avoid dispersed development. Approval of the plan amendment is in the public interest and is in conformity with good planning practice.
13. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and the County's environmental document reporting procedures and guidelines. The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment in the following areas: air quality, biological resources, cultural resources, education, environmental safety, fire hazard, flood

hazard, geotechnical, library services, noise, recreation, sewage disposal, sheriff protection, solid waste, traffic/access, visual resources, and water services. The Initial Study determined that an Environmental Impact Report ("EIR") would be required.

14. A Final Environmental Impact Report for the project has been prepared in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final Environmental Impact Report ("FEIR") consists of the Draft EIR dated August 2000, Technical Appendices to the Draft EIR dated August 2000, Supplemental EIR and Appendices dated January 8, 2003, and Responses to Comments dated July 8, 2003. Except for unavoidable significant impacts to air quality, biological resources and visual resources, all identified significant environmental effects of the project can be avoided or reduced to a level of insignificance through the implementation of the mitigation measures identified in the FEIR. As stated in the FEIR and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality, biological resources and visual resources. Such impacts have been reduced to the extent feasible, and the Board finds that the benefits of the proposed project outweigh these unavoidable adverse impacts.
15. A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring Plan identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured, and its requirements have been incorporated into the conditions of approval for this project.
16. The Findings of Fact and Statement of Overriding Considerations which have been prepared for the proposed project are incorporated herein by reference.
17. The custodian of the documents constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is Ellen Fitzgerald of the Los Angeles County Department of Regional Planning. The location of such documents shall be the Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012.

THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of the County of Los Angeles:

1. Certifies that the final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and county guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Board has reviewed and considered the information contained

in the final Environmental Impact Report prior to approving the project; adopts the mitigation monitoring program incorporated in the final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the remaining significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project as outlined in the attached Environmental Findings of fact and Statement of Overriding Considerations, which findings and statement are incorporated herein by reference.

2. Determines that the subject plan amendment is compatible with and supportive of the goals, policies and programs of the County General Plan.
3. Adopts Sub-Plan Amendment No. 96-044-(4) amending the land use policy map of the Santa Clarita Valley Area Plan and the land use policy map of the Countywide General Plan, as shown on the maps attached to this resolution.

The foregoing resolution was on the _____ day of October, 2003, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which Board so acts.

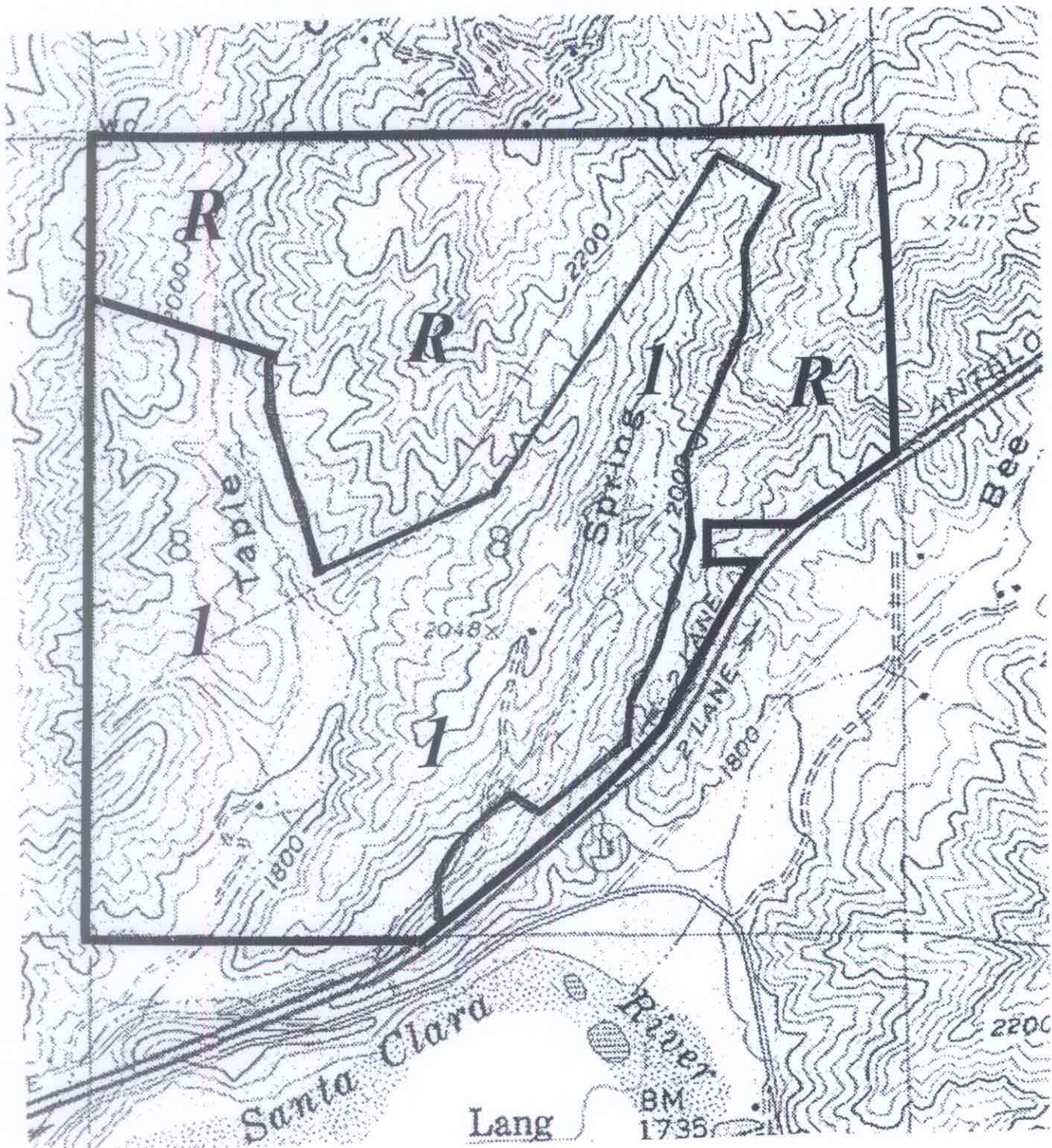
VIOLET VARONA-LUKENS, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM
BY COUNTY COUNSEL

LLOYD W. PELLMAN

By _____
Deputy



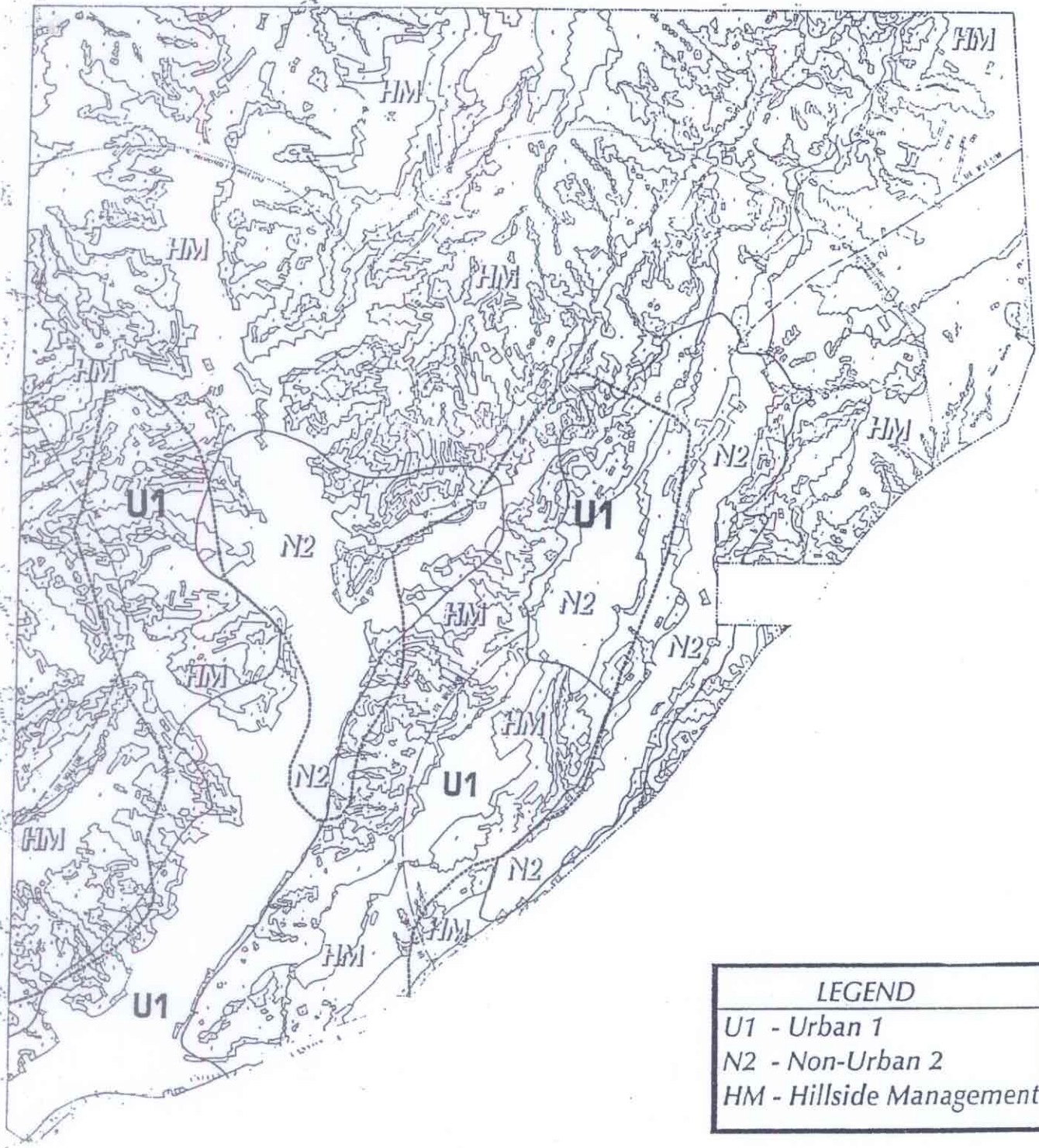
LEGEND:	
<i>R</i>	- EXISTING LACGP LAND USE
<i>1</i>	- PROPOSED LACGP LAND USE

PROPOSED LACGP LAND USE DESIGNATIONS

Not to scale

VESTING TENTATIVE TRACT
MAP NO. 48086

LDC



LEGEND
U1 - Urban 1
N2 - Non-Urban 2
HM - Hillside Management

**PROPOSED SCVAP
LAND USE
DESIGNATION**

Not to scale

VESTING TENTATIVE TRACT
MAP No. 48086